

SILVERLEAF SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

MINUTES – ANNUAL MEETING

MARCH 8, 2026 – 2 pm – At the Anderson County Library (on McDuffie)

Roll Call Self-Check-In Sheets were placed at the door.

Call to order

The meeting was called to order at 2:15 pm.

Introduction of Board of Directors

Current: Jae Ellison (President), Jason Thorpe (Vice-President), Kerri Marvel (Secretary)

Outgoing: Tim Radke, Hearold Curry

An HOA member asked if a representative from our Property Management company was in attendance; answer was no. The HOA will rectify this for future annual meetings.

Approval of Previous Annual Meeting Minutes

A motion was asked for approval of the 2025 Meeting's Minutes, and it was seconded. All members in attendance plus proxies voted to approve it.

Review of 2025 Budget

Jae Ellison (HOA President) reviewed expenditures for the last fiscal year. Listed as unexpected repairs that were completed: Wooden fence damage along Midway near pool, Playground area trees that split and were removed. Listed as repairs still in process (mostly waiting on better estimates): Metal fence around pool and light pole (damaged by hit and run), two hose bibs at pool perimeter, pool's drinking fountain (leak), loose pool rail (needs to be removeable for pool cover). Listed as upcoming repairs or projects: New Pool Security Camera System – 8 cameras, 4K, color night vision, motion detection, 2TB storage (to be installed in early April).

Proposal of 2026 Budget

Jae reviewed the 2026 budget (fiscal year is May 1 through April 30). He informed us of the increase in Accounting/Taxes and Utilities (inflation). Jae discussed the fact that the HOA does not receive all expected funds due to some members not paying their annual fee (past due currently amounts to \$20,204, which is split amongst about 19 residences). Some residents are paying down their balances via installment plan. Jae reiterated that liens are placed on properties when enough lenience has been given; liens are collected when the property is sold.

An HOA member asked what was included in the Electric bill; answer was everything at the Pool, plus the community street lights.

An HOA member asked what the liability insurance deductible was; answer was \$5,000.

An HOA member asked what was the \$500 for "Security Services" for; answer was to hire two off-duty police officers to secure the two entrances into Silverleaf on Halloween.

Police presence makes a big difference protecting both pedestrians, and the increased car traffic.

An HOA member asked what the reserve amount was; answer was approximately \$6,800.

Year in Review

Besides reiterating the upcoming projects listed under the 2025 Budget, Jae reviewed other projects that have taken place: The hurricane-damaged wooden fence behind the pool area was repaired, large branch pile along Midway removed.

Communications

A new website has been created for the Silverleaf HOA, and it went live on Feb 27. It can be viewed at silverleafhoasc.org. Some highlights: report an issue, view events, how to pay dues, all HOA documentation, resources for new owners, and more.

Pool Volunteer Needs

Jae talked about how our current pool maintenance contract works and highlighting a significant gap between DHEC requirements and the services offered by standard maintenance companies. Despite an exhaustive search in 2025, the Board was unable to find a contractor willing to fulfill the mandatory daily water quality testing and logging required to keep the facility open.

Historically, Board members have filled this gap by performing water testing and logging, and light maintenance needed. However, this is no longer a sustainable solution. To ensure the pool remains operational, we are transitioning to a resident volunteer model. For the future, we are asking our community residents to volunteer for this duty – daily water testing/logging, and light maintenance (confirm the umbrellas are down, paper towels are in the restrooms, etc). For those weeks (or days) that a volunteer is not available, the pool will be closed. Operating without daily logs risks a forced closure by DHEC during surprise inspections, which involves a potential lengthy and difficult reopening process. If you want the pool to stay open, please volunteer. View the website's Volunteer page.

Events

View on the website's Events page. Currently planned: Pool opens on May 9, Community Yard Sale on May 16, and Halloween Day Food Trucks on October 31.

Safety

Jae addressed parking on the street and speeding on our community streets – both are safety hazards. Our Covenants, #15, state that "Parking on the street for long periods is not permitted". The reason is many-fold: it blocks emergency and sanitation vehicles and school bus access, it increases traffic incidents with children and adults, and it makes the neighborhood an eyesore. The HOA Synopsis, #8, states: "Parking for

residents for longer than an hour is prohibited. Parking for guests should park in the resident's driveway, but if no space, can park on the street while a guest. Vehicles obstructing the roadway will be reported to Anderson County Sheriff's Office".

Keep in mind that parking on lawn areas is prohibited as well. However, we are approving ARC forms for driveway expansions.

Selection of New Board Members

Since no nominations were submitted in advance, the Board accepted nominations from the floor. Curtis Colburn volunteered to serve, and following a formal vote, he was appointed as the Board's Treasurer. The second vacant position, Member at Large, is not a requirement for the HOA's operation and will remain unfilled for the time being.

Questions

This section is for questions asked that have not yet been addressed in earlier sections.

An HOA member asked about the fence behind/adjacent to 404 Elizabeth Street. There was concern that the fence was in poor shape and also that trash/debris was collecting behind it that was hard to reach. President Jae Ellison said he would take a look to make a determination.

An HOA member asked about removing the white wooden fence along Midway. Since it is suspected that at least 50% or more of residents enjoy having the fence on Midway to mark the community, it was determined to leave as is. However, several members remarked that it needs to be repainted, although it was just painted 2 or 3 years ago, at a cost of about \$10-15,000.

It was suggested to organize an "Outdoor Work Day" in the Autumn where a large group could handle the labor of repainting it ourselves, and possibly spreading mulch in common areas.

An HOA member asked for a formal clarification of the duties assigned to Michael Hatchett, our representative from the property management company. This inquiry prompted several other members to voice dissatisfaction with Michael's performance, specifically citing a lack of follow-up and a tendency to "drop the ball" on outstanding tasks.

Additionally, concerns were raised regarding financial oversight, with members asking if the Board is currently auditing the books or planning to engage an outside auditor. The Board noted that these performance issues were already on their agenda, and they intend to address these concerns directly with Michael.

Adjourned

The meeting was adjourned at 3:10 pm.

This document assembled by Kerri Marvel, HOA Secretary.